

12.775 Acres/5.2 Hectares

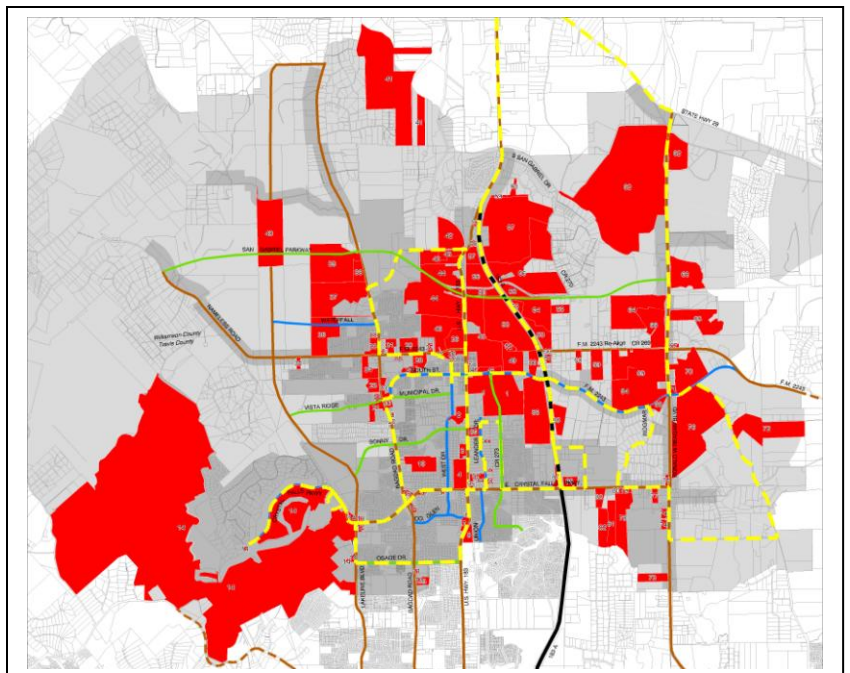
US Highway less than .25 mile/.4 km  
west

Utilities not available

Greenfield with a residence

Extra-Territorial jurisdiction (adjacent to  
the north end of the TOD)

Mr. Ross Garrett  
P. O. Box 610610  
Dallas, TX 75261-0610  
(817) 239-5745 phone  
(817) 267-5223 facs  
[ross@urhosting.com](mailto:ross@urhosting.com)



**12.775 Acres/5.2 Hectares  
Garrett Property**

**Site 60**

<b>Property</b>				
Total Acreage: <a href="#">12.775 acres/5.2 hectares</a>			Map: <a href="#">MAPSCO Austin 2006 Street Guide, pg. 282, Sec. X</a>	
<b>Location</b>				
City: <a href="#">Leander</a>			County: <a href="#">Williamson</a>	
Address/Directions: <a href="#">501 High Gabriel East</a>				
Within City Limits: <a href="#">No</a>			Distance from City Limits: <a href="#">Adjacent</a>	
Distance to US Highways: <a href="#">.25 mile/.8 km to US 183-A</a> Distance to Interstate Highways: <a href="#">12 miles/19.3 km</a>			Type of Zoning: <a href="#">Extra-Territorial Jurisdiction</a>	
<b>General Site Information</b>				
Previous Use of Site: <a href="#">Residence</a>		General Condition: <a href="#">Good</a>		Dimensions: <a href="#">5 acres/2.02 hectares: 155 x 1,475 feet/47 X 450 and/or 7.28 acres/2.9 hectares: 1,500 x 423 feet/457 x 129 meters (irregular)</a>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <a href="#">Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</a>			Shrink/Swell Capacity: <a href="#">High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</a>	
Adjoining Acreage Available: <a href="#">Yes</a>		Can Site Be Divided: <a href="#">Yes</a>		Lot Size: <a href="#">Negotiable</a>
<b>Improvements</b>				
Road Distance to Rail: <a href="#">less than 1 mile/1.6 km</a>			Name of Railroad: <a href="#">Union Pacific, Southern Pacific, Capital Metro Commuter Rail</a>	
Proximity to Port(s): <a href="#">Three (3) hours to Port of Houston</a>			Other Improvements: <a href="#">Not Applicable</a>	
Fenced: <a href="#">Yes</a>			Landscaped: <a href="#">Yes/Partial</a>	
Located within an Industrial Park: <a href="#">No</a>			Type of Business: <a href="#">Residential</a>	
Deed Restriction(s): <a href="#">Not aware of any deed restrictions</a>			Covenants: <a href="#">Not aware of any covenants</a>	
<b>Utilities</b>				
City of Leander Services: <a href="#">Department of Engineering, (512) 528-2700</a>		Water - Size of Nearest Line: <a href="#">Currently on well</a> Pressure: <a href="#">psi (not applicable)</a>		Sewer - Size of Nearest Line: <a href="#">inches/cm (not applicable)</a>
Electric Service: <a href="#">Pedernales Electric Cooperative (PEC)</a>	Phone: <a href="#">(830) 868-6041</a>	Facs: <a href="#">(512) 268-0328</a>	Email: <a href="#">Trista.fugate@peci.com</a>	
Natural Gas Service: <a href="#">ATMOS Energy, (512) 310-3810</a>	Size of Nearest Line: <a href="#">6 inch/15.2 cm Poly II</a>		Pressure: <a href="#">Intermediate Pressure</a>	
Telecommunication Service: <a href="#">AT&amp;T and/or SuddenLink</a>	Phone: <a href="#">(512) 870-4430 and/or (979) 595-2424</a>	Facs: <a href="#">(512) 870-4475 and/or (979) 595-2445</a>	Email: <a href="#">mm2741@att.com</a> and/or <a href="#">Joe.Bethany@suddenlink.com</a>	
Solid Waste Disposal: <a href="#">Clawson Disposal, Inc.</a>	Phone: <a href="#">(512) 259-1709</a>	Facs: <a href="#">(512) 746-5807</a>	Email: <a href="#">clawsondisp@earthlink.net</a>	
<b>Sales Information</b>				
Contact: <a href="#">Mr. Ross Garrett</a>	Phone: <a href="#">(817) 239-5745</a>	Facs: <a href="#">(817) 267-5223</a>	Email: <a href="#">Ross@beaversbendmarina.com</a>	Web Site: <a href="#">Not Applicable</a>
Sales Price: <a href="#">\$959,000, negotiable</a>			Lease Price: <a href="#">Not Applicable</a>	
Comments: <a href="#">Very attractive property adjacent to the northern part of the Villages of Messina development within the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD).</a>				